



Zoning Committee

REQUEST

Current Zoning: I-1 (light industrial), R-5 (single family residential), R-22MF (multi-family residential), and O-2 (office)
Proposed Zoning: TOD-CC (transit oriented development – community center)

LOCATION

Approximately 4.0 acres located on the north side of West Morehead Street, between Millerton Avenue and Morton Street (Council District 3 - Watlington)

PETITIONER

Wood Partners

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be **consistent** for a portion of the site and **inconsistent** for the other portion of the site with the *Bryant Park Land Use and Streetscape*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends mixed-use residential/office/retail land use for most of the site; and
- The plan recommends residential up to 22 dwelling units per acre for a portion of the site.

Therefore we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The proposed rezoning for transit oriented development, is consistent with the mixed-use land use recommendation for a large portion of this site.
- The site is within a ¼ mile of two proposed transit stations on the CATS Silver Line.
- Use of conventional TOD-CC (transit oriented development – community center) zoning applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.
- TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.

The approval of this petition will revise the adopted future land use for a portion of the property as specified by the *Bryant Park Land Use and Streetscape Plan*, from the residential recommendation mixed-use residential/office/retail development land use for the site.

Motion/Second: McClung / Gussman
Yeas: Gussman, Ham, McClung, Nwasike, Spencer,
and Wiggins
Nays: None
Absent: Watkins
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is both consistent and inconsistent with the adopted area plan.

One of the committee members asked if the petition would affect area plan recommendations for the surrounding properties. Staff clarified that only small areas in the petition will have the future land use recommendation changed. Most of the site is already recommended for intensive walkable mixed use.

There was no further discussion of this petition.

PLANNER

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